

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Birmingham

State: AL

PJ's Total HOME Allocation Received: \$36,426,945

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	B	Overall	
				PJs in State: 7				
Program Progress:								
% of Funds Committed	96.41 %	96.66 %	3	94.94 %	69	67		
% of Funds Disbursed	77.27 %	82.70 %	6	84.35 %	9	16		
Leveraging Ratio for Rental Activities	2.07	1.55	2	4.59	24	29		
% of Completed Rental Disbursements to All Rental Commitments***	70.38 %	85.88 %	6	81.38 %	18	16		
% of Completed CHDO Disbursements to All CHDO Reservations***	56.65 %	71.56 %	6	68.05 %	23	27		
Low-Income Benefit:								
% of 0-50% AMI Renters to All Renters	77.98 %	76.60 %	5	79.65 %	32	33		
% of 0-30% AMI Renters to All Renters***	43.87 %	45.81 %	4	44.76 %	48	47		
Lease-Up:								
% of Occupied Rental Units to All Completed Rental Units***	92.44 %	91.93 %	5	94.31 %	23	23		
Overall Ranking:				In State:	6 / 7	Nationally:	21	25
HOME Cost Per Unit and Number of Completed Units:								
Rental Unit	\$17,853	\$21,032		\$25,245	595 Units	52.80 %		
Homebuyer Unit	\$25,983	\$20,334		\$14,395	531 Units	47.20 %		
Homeowner-Rehab Unit	\$0	\$16,597		\$20,186	0 Units	0.00 %		
TBRA Unit	\$0	\$4,811		\$3,142	0 Units	0.00 %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Birmingham AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$54,100	\$92,220	\$0
State:*	\$68,809	\$76,720	\$20,188
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	6.9	3.2	0.0	0.0
Black/African American:	88.5	96.4	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.7	0.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	70.5	22.9	0.0	0.0
2 Persons:	15.3	30.3	0.0	0.0
3 Persons:	10.5	26.7	0.0	0.0
4 Persons:	2.7	13.3	0.0	0.0
5 Persons:	0.7	4.9	0.0	0.0
6 Persons:	0.2	1.5	0.0	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.9	26.7	0.0	0.0
Elderly:	38.2	4.4	0.0	0.0
Related/Single Parent:	18.2	48.3	0.0	0.0
Related/Two Parent:	3.6	14.8	0.0	0.0
Other:	3.1	5.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	20.9	0.0 [#]
HOME TBRA:	0.0	
Other:	0.4	
No Assistance:	78.7	

of Section 504 Compliant Units / Completed Units Since 2001 42

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Birmingham

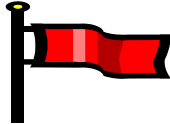
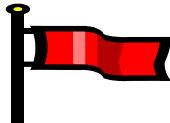
State: AL

Group Rank: 21
(Percentile)

State Rank: 6 / 7 PJs

Overall Rank: 25
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	70.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	56.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.98	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	92.44	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.83	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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